

## Council Workshop: Emerging Directions for the Fairfield Neighbourhood Plan



### Purpose

- Present emerging plan directions
- Seek direction on growth options and heritage conservation areas



Emerging Directions for the Fairfield Neighbourhood Plan

## Background

- **Spring 2016:** Launch Fairfield plan process, Working Group
- **Summer/Fall 2017:** Community vision, goals, key issues



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## Background

- **Winter 2017:** Community survey on 3 growth options, heritage areas, housing; workshop with HCA homeowners
- **June 2017:** Fairfield design workshop (charrette)



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## Emerging Directions

- Early policy content, based on:
  - Community feedback
  - Community survey
  - Design charrette
  - Working Group input
  - City-wide and regional policies
  - Technical studies
- To be further developed and refined for draft plan



Emerging Directions for the Fairfield Neighbourhood Plan

## Emerging Directions Matrix

- Strong agreement on many topics
- Differing perspectives:
  - Neighbourhood growth, heritage conservation areas, Cook Street Village streetscape
  - Proposed directions summarized in Appendix 3 matrix
  - Focus of today's workshop



Emerging Directions for the Fairfield Neighbourhood Plan

## Emerging Directions for Neighbourhood Growth



## Emerging Directions

### 1. Cook Street Village Area



- In village: mixed use up to 4 storeys
- West of village: townhouses and apartments up to 4 storeys
- East of village: townhouses, other housing but not apartments

## Emerging Direction

### 2. Northwest: West of Quadra Street/ North of Rupert Terrace



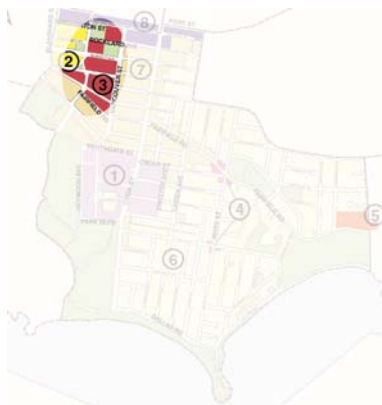
- 8 -10 storey commercial and residential buildings (existing policy)



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## Emerging Direction

### 3. Northwest: West of Vancouver St/ North of Fairfield Rd



- Residential buildings in range of 6-8 storeys



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## Emerging Direction

### 4. Small Urban Villages



- 3-4 storey mixed use buildings at Moss St at May St and Five Points Village



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## Emerging Direction

### 5. Ross Bay Large Urban Village



- Mixed use village hub with shops, services and 3-4 storey mixed use and townhouses
- Public realm improvements



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## Emerging Direction

### 6. Infill Housing



- Accommodate some growth through new infill types and townhouses/rowhouse uses



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## Emerging Direction

### 7. Urban Residential Areas: Rental Retention



- Support residential buildings up to 6 storeys
- Establish rental retention area to discourage replacement, and encourage revitalization



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## Emerging Direction

### 8. Fort Street Corridor



- Support mixed use commercial area, ranging from 6 – 10 storeys (existing policy)



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## Emerging Direction

### 9. Heritage Conservation Areas



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## Emerging Direction

### 8. Heritage Conservation Areas (cont'd)

Feedback from broader community:

- 77 % - 86% support for establishing individual HCAs



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## Emerging Direction

### 8. Heritage Conservation Areas (cont'd)

Homeowner concerns:

- perceived impact on property values
- infringement on property rights
- uncertainty about when permit required
- increased time and costs to upgrade properties
- lack of choice to be included
- inappropriate boundaries
- sustainable retrofits
- HCAs are not the only tool
- house insurance



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## Emerging Direction

### 10. Cook Street Village Streetscape/ AAA facility

- Design Cook Street as a complete street
- New design objectives aim to:
  - Achieve no net loss of on-street parking
  - Establish formal commercial loading zones
  - Maintain street trees
  - Enhance pedestrian space



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## Options



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# Options

## Neighbourhood Growth

### Option 1

(recommended): some growth in and around Cook Street Village, and some growth directed to northwest



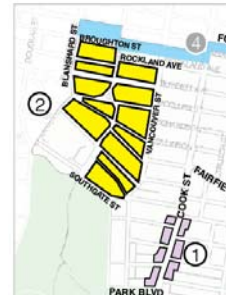
### Option 2:

growth in Cook Street Village



### Option 3:

growth in northwest



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# Options

## Heritage Conservation Areas

**Option 1 (recommended): Pursue HCAs for four areas through draft neighbourhood plan.**

- Confirm boundaries
- Develop Fairfield-specific guidelines to address concerns
- Additional engagement

Option 2: Pursue HCAs for Trutch Street and Memorial Crescent only. Identify Durban/ Kipling Streets and Cook Street/Dallas Road for future consideration.

Option 3: Identify all four areas for future consideration.



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## Next Steps

- Prepare draft plan
- Draft plan for community review: end of year
- Revised plan to Council in 2018



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## Recommendations

1. Approve, in-principle, the emerging directions as a basis for preparing the draft neighbourhood plan
2. Refer proposed HCAs to Heritage Advisory Panel
3. Further develop proposed HCAs and undertake additional consultation with homeowners and community



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